

American Creosote Works Site



PENSACOLA, FLORIDA

JANUARY 2003

In response to concerns raised by the community during a public meeting in August 2002, the U.S. Environmental Protection Agency agreed to postpone construction of the surface cap at the American Creosote Works **Superfund** Site (ACW site) in Pensacola, Florida (see Figure 1) until the City of Pensacola and the community have had an opportunity to evaluate redevelopment options for the site. At the meeting, a consensus was reached to proceed with the excavation of off-site contaminated soil and **sediment** and store these materials at the ACW site.

This fact sheet discusses the upcoming construction activities and announces a joint meeting hosted on Jan. 21, 2003 by EPA and the Sanders Beach Community Association to answer questions about the site. Documents related to the ACW Site are available at EPA's information repository located at the West Florida Regional Library.

Words appearing in bold color italics are defined in the glossary on page 4.

Pine Street Excavation Begins in January 2003

At the end of this month, the EPA plans to begin removal of soil in a one-block section of Pine Street in the Sanders Beach community. Located next to the southern boundary of the ACW site between "I" and "J" Streets, the section of the street to be excavated contains **dioxin**. The City of Pensacola fenced off a portion of this dirt road last year in response to community concerns about the potential for exposure to the dust created from vehicles driving on the road.

Following an evaluation last summer, EPA decided to use its emergency response authority to expedite cleanup of this area. EPA will remove the fence and excavate an estimated 350 cubic yards of contaminated soil (up to three feet deep, if dioxin is found deeper than one foot deep). Clean soil will be placed into the hole and compacted. This removal should take about a week to complete.

EPA plans to stockpile the soil in the former process area on the north side of the ACW property and temporarily cover it with a heavy plastic tarp until the construction work begins at the other off-site areas. (See the map

inside for the proposed location of this staging area.)

Once the additional soil from these excavations is brought to the site, the temporary plastic cover will be replaced by a six-inch topsoil and grass cover over all the contaminated materials. This soil and grass cover is a temporary measure designed to isolate the excavated soil and prevent erosion while the City of Pensacola and the community evaluate options for reuse of the site.

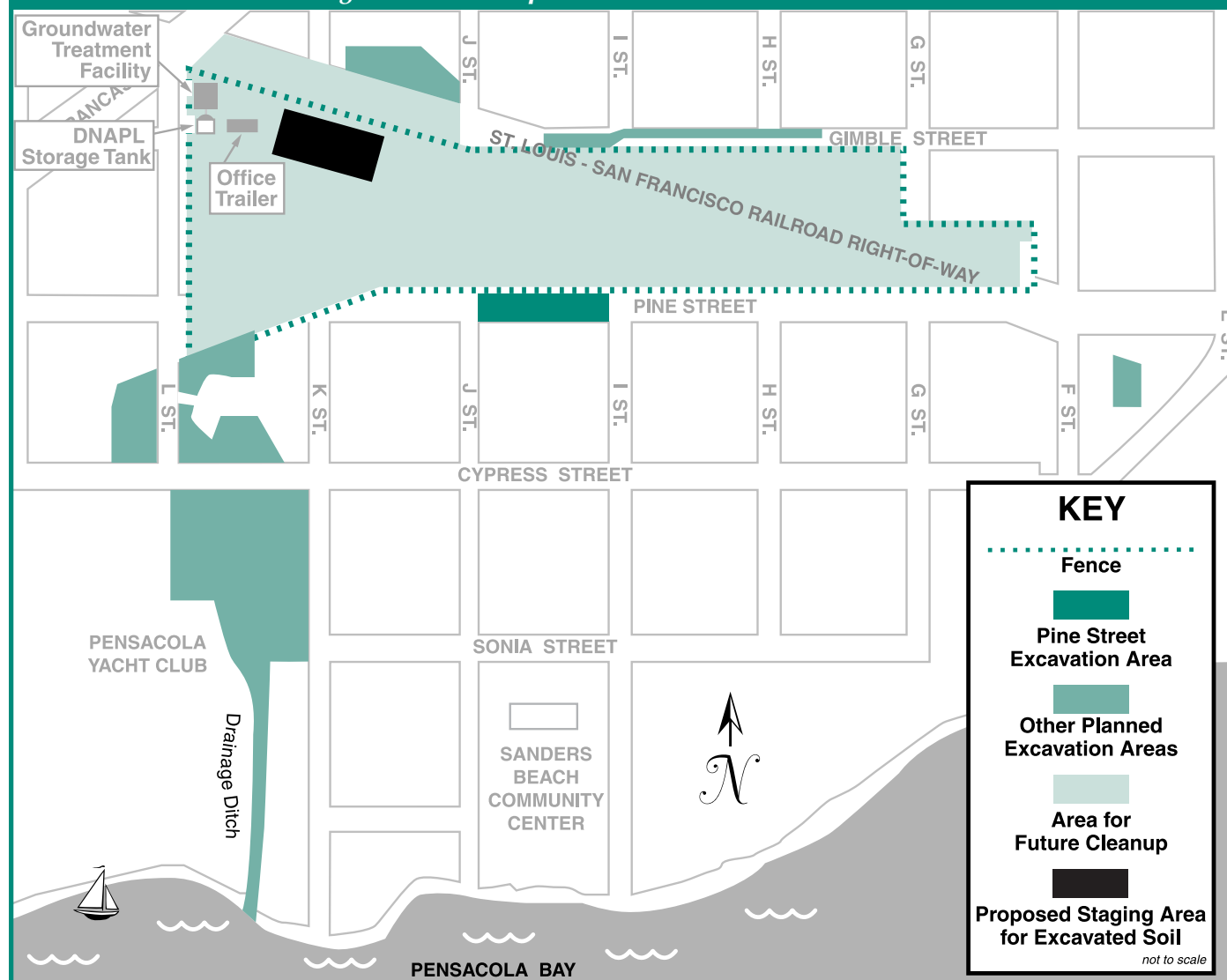
Off-Site Soil Removal Begins in March

EPA's first priority for the ACW site cleanup is the removal of contaminated soil and sediment from residential and commercial areas surrounding the site. (See Figure 1 for the location of these areas.) These areas include the Pensacola Yacht Club and an associated drainage ditch, the 10-unit Yachtsman Cove Condominium, a parcel owned by Escambia County Utilities Authority (ECUA) at the corner of L and Cypress Streets, a private parcel west of the ECUA property on Cypress, a vacant lot north of the site and adjacent to an appliance store, a private residence and portions of Gimble Street.



Public Availability Session... EPA and the Sanders Beach Community Association will hold a joint information session for the community to discuss cleanup progress at the ACW site. The information session will be held at the **Zelica Grotto**, 1000 South K Street, on **Tuesday, Jan. 21, 2003 from 6–8 p.m.**

Figure 1 - Site Map With Planned Excavation Areas



The U.S. Army Corps of Engineers in Mobile will oversee the cleanup, and the Corps has hired BEM Systems, Inc. of Orlando, Florida, to do the construction work.

The ditch at the Yacht Club will be excavated first, with the remaining areas of the Yacht Club to follow. The Corps' contractor will remove contaminated sediment and soil from the ditch and other areas and replace it with "clean" soil.

A special effort will be made to save as many trees as possible, but a number of trees will have to be removed to get all of the contaminated material. New trees will be planted to replace those that are lost, and the grass and other landscaping that is

Note: The work related to the ACW site that will be performed during the first half of 2003 has been divided into two phases. The EPA's Emergency Response and Removal Branch will address the contaminated soil and sediment on a section of Pine Street. The second phase of work to be conducted in the spring and early summer will be performed by a **U.S. Army Corps of Engineers'** contractor on soil at other parcels affected by the contamination from the ACW site.

disturbed will be restored to pre-construction conditions.

After the work at the Yacht Club is finished, work will begin at the condo

and the private residence. Residents currently living in these two locations will be temporarily relocated while the construction is going on at their residences. The Corps has contacted affected landowners to get permission to do work on their property, and more information about relocating residents during the soil removal will be provided at the Jan. 21 public meeting. (See the notice on the front page about this meeting.)

Finally, soil to a depth of one foot will be removed from a portion of Gimble Street. The excavation will be filled with clean soil and graded. The contractor then will place gravel on Gimble Street from about I Street to F Street. Both Gimble and L Streets will

be closed for short periods during the construction activities in those areas.

The excavated soil and sediment will be trucked to the ACW site and safely stockpiled in the old process area on the north side of the site. (See the map for the location of this proposed staging area.) A temporary soil and grass cover then will be placed over the stockpiled soil to prevent erosion while the City, the EPA, the Florida Department of Environmental Protection (FDEP) and the community develop plans for the site's future reuse.

In general, the Corps will not remove existing structures such as drainage culverts, street curbs, sewer entry holes, utility poles, underground utilities and monitoring wells. The exceptions are the sidewalks and sprinkler system at the condominium that will be removed while the contaminated soil is being excavated. These will be replaced after all the excavation work is finished.

State Agrees to Pay Its Share of Project Costs

In September 2002, EPA and the Florida Department of Environmental Protection (FDEP) signed a Superfund State Contract in which the State agreed to pay 10 percent of the cleanup costs for the upcoming construction activities at the ACW site. Approval of the contract paved the way for EPA to award \$2.7 million in construction funds to the U.S. Army Corps of Engineers, Mobile District, to begin construction activities at the site.

During an August 2002 public meeting, the Sanders Beach Community Association, other residents and the City of Pensacola expressed concerns about EPA's plans to cap the site with a modified asphalt cap. To address this concern, EPA and FDEP agreed to delay construction of the cap while the reuse of the site is evaluated and cleanup options, including capping, are discussed further with the community.

Nonetheless, to reduce risks to the residents and to ensure continued funding for site cleanup activities, a consensus was reached to proceed with part of the remedy outlined in the May 21, 1999 amended *Record of Decision* for off-site contaminated soils. In the contract negotiated with the State, EPA and FDEP agreed to delay construction of the cap but proceed with those activities necessary to address off-site contaminated areas.

City of Pensacola Uses EPA Redevelopment Funding for ACW Site Reuse Planning

In July the EPA selected the City of Pensacola to receive funding to plan for the redevelopment of the ACW site. The \$50,000 cooperative agreement, awarded under EPA's Superfund Redevelopment Initiative program, will help Pensacola to identify anticipated future uses of this Superfund site and begin to develop a reuse plan.

The City's Planning & Neighborhood Development Department will coordinate the new planning effort, which will include extensive public participation. According to Kevin Cowper, director of the department, "The funds will be used to work with the neighborhood and other stakeholders to develop conceptual plans for the reuse of the property. This site will be an asset to the neighborhood and benefit the entire city."

The City recently issued a request for qualifications to identify a firm to conduct this planning effort. The City hosted a pre-proposal workshop on Dec. 17, 2002, and the deadline for submitting proposals is Jan. 15, 2003. The City will convene a selection team to review the submittals and to choose the firm that will prepare the plan.

Additional information concerning the City's grant can be obtained by calling 850-435-1670.

Group Selected to Receive a Technical Assistance Grant

EPA Region 4 has selected the Sanders Beach Community Association to receive a Technical Assistance Grant (TAG) for the ACW site. In accordance with the regulations governing TAGs, EPA published a notice in the Pensacola News Journal this summer advising the community that it had received the Sanders Beach TAG application and inviting any other qualified citizens groups that are affected by the ACW site to apply for the TAG program.

After a 30-day open period, no other groups expressed interest, so EPA will award the grant to the Sanders Beach Community Association. The grant paperwork has been initiated, and the funds are expected to be available this month.

TAGs may be granted to organizations located in communities where there are Superfund sites and provide money for activities that help community members participate more fully in decision making at eligible sites. Organizations approved for funding may then hire technical advisors or apply the money toward activities or training that help community members to better understand EPA's cleanup plans for the Superfund site.

For further information about TAGs, contact Denise Bland at 404-562-8880. For information about the Sanders Beach Community Association, contact Robert Neiger at 850-439-1136.

Glossary

creosote: A colorless to yellowish greasy liquid with a smoky odor and burned taste used as a wood preservative. In waste form, usually an oily black liquid.

dioxin: A family of chlorinated hydrocarbon compounds known chemically as dibenzo-p-dioxins. Dioxins can be highly toxic and persistent in the environment.

Florida Department of Environmental Protection (FDEP): The State agency that works with EPA to assure that cleanup alternatives and remedies meet State requirements.

Record of Decision (ROD): The official document that details how EPA considered the cleanup alternatives and why EPA selected the final remedy for a site.

sediment: Solid material, such as sand, soil, and minerals, that have settled to the bottom of a body of water.

Superfund: A Superfund site is an area contaminated by hazardous substances that pose a threat to human health and the environment, where EPA's Superfund program either funds the cleanup of the site, works with the state to clean up the site, or oversees cleanup by those responsible for the contamination. EPA

lists the hazardous waste sites that are our country's priority for cleanup on its National Priorities List (NPL).

U.S. Army Corps of Engineers (Corps): The government agency performing the cleanup of the ACW Site.

FOR MORE INFORMATION...

Call EPA's Information Line

If you have any questions about this project, call EPA at 1-800-435-9234 and speak with Mark Fite, Remedial Project Manager

Visit the Information Repository

**Reports and plans for the ACW Site are located at:
West Florida Regional Library
200 West Gregory St., Pensacola, FL 32501
850-435-1763**



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Mark Fite
Remedial Project Manager
South Site Management Branch
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303



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